

ERIC P. ISRAEL (State Bar No. 132426)  
*EPI@LNBYG.COM*  
LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P.  
2818 La Cienega Ave.  
Los Angeles, California 90034  
Telephone: (310) 229-1234  
Facsimile: (310) 229-1244

Attorneys for Jeffrey I. Golden, Trustee

**FILED & ENTERED**

**APR 14 2025**

CLERK U.S. BANKRUPTCY COURT  
Central District of California  
BY bolte DEPUTY CLERK

**UNITED STATES BANKRUPTCY COURT**

**CENTRAL DISTRICT OF CALIFORNIA**

**SANTA ANA DIVISION**

In re

JAIME LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7

**SUPPLEMENTAL ORDER GRANTING  
TRUSTEE'S MOTION FOR ORDER  
COMPELLING TURNOVER OF  
MANUFACTURED HOME CURRENTLY  
LOCATED AT 16222 MONTEREY LANE,  
SPACE 376, HUNTINGTON BEACH, CA  
92649, DECAL NO. LBM1081 (DOCKET  
NO. 538)**

Date: April 10, 2025

Time: 9:30 a.m.

Place: Courtroom "5C"  
411 W. 4<sup>th</sup> Street,  
Santa Ana, California

On April 10, 2025, 9:30 a.m., the Court held an evidentiary hearing on the Trustee's Motion for Order Compelling Turnover of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, Ca 92649, Decal No. LBM 1081 (Dk. 538). The Court on April 10, 2025, having entered its Order re: (1) Chapter 7 Trustee's Motion for Order Compelling Debtor and Any Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of

1 Writ of Assistance (Dk. 538); (2) Trustee's Motion to Authorize Sale of Manufactured Home  
2 Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, Ca 92649, Decal No.  
3 LBM 1081, Free and Clear of Liens and Homestead Exemption (Dk. 539); and, (3) Good Faith  
4 Finding Pursuant to Section 363(M) on April 10, 2025 (Dk. 593) (the "Omnibus Order"), having  
5 read and considered the Declaration of Eric P. Israel Requesting Supplemental Orders on: (1)  
6 Chapter 7 Trustee's Motion for Order Compelling Debtor and Any Other Occupants to Vacate and  
7 Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance (Dk. 538); and (2)  
8 Trustee's Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey  
9 Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM 1081, Free and Clear of Liens and  
10 Homestead Exemption (Dk. 539) (Dk. 597), good cause appearing, it is

11 ORDERED THAT:


- 12 1. The Turnover Motion (Dk. 538) is granted in its entirety.
- 13 2. The Debtor and any other occupants of the Property must vacate and turn over all  
14 possession, custody and control of the Property to the Trustee by April 24, 2025.
- 15 3. The Debtor and any other occupants of the Property must leave the Property vacant  
16 and in its present, good, broom-swept condition without any refuse, trash, or personal belongings  
17 remaining.
- 18 4. The Debtor and any occupants of the Property must provide the Trustee with all keys  
19 to the Property, along with any security codes and garage door and/or gate openers, by April 24,  
20 2025.
- 21 5. The Trustee is authorized to prepare a writ of assistance consistent with this order for  
22 issuance by the Clerk of the Court. The Trustee may levy or execute on such writ should the Debtor  
23 or any other occupants fail to timely vacate the Property as set forth in this order.
- 24 6. The United States Marshals Service (the "U.S. Marshal") is authorized to effectuate  
25 an eviction of all occupants and turn over possession of the Property to the Trustee or his agents  
26 should any occupants fail to timely comply with the deadline stated in this order, including the use of  
27 any reasonable force necessary to enforce this order. Pursuant to Local Bankruptcy Rule 7064-1(e):  
28

1 Upon execution and entry of this Order, the United States Marshals Service [and any other  
2 executing officer authorized by the court] (collectively, the “U.S. Marshal”) is immediately  
3 directed to assist Trustee to enforce the underlying order awarding possession. Trustee and  
4 his authorized agent(s) will act as substitute custodian of any and all items of personal  
5 property seized pursuant to this Order and the U.S. Marshal shall have no liability arising  
6 from any acts, incidents, or occurrences in connection with the seizure of the personal  
7 property located at the subject real property arising in the ordinary authorized scope of duties  
8 of the U.S. Marshal (which acts do not include acts arising from negligent or intentional  
9 tortious conduct), including any third party claims and the U.S. Marshal shall be discharged  
10 of his or her duties and responsibilities for safekeeping of the seized goods. The U.S. Marshal  
11 accomplishing such eviction or seizure shall use whatever reasonable force necessary to  
12 break open and enter the subject real property regardless of whether the premises or location  
13 is locked or unlocked, occupied or unoccupied and to inspect the contents of any room,  
14 closet, cabinet, vehicle, container, desk or documents. Anyone interfering with the execution  
15 of this Order is subject to arrest by law enforcement officials

16 7. The Trustee is authorized without further Court order to remove or destroy any items  
17 of personal property remaining at the Property. The Trustee and his agents are deemed to have  
18 satisfied all obligations they may have under applicable law relating to the removal and/or  
19 abandonment of the personal property.

20 ###

21  
22  
23  
24 Date: April 14, 2025

  
Scott C. Clarkson  
United States Bankruptcy Judge